



Report to the Hearing Examiner

EXHIBITS

Project Name: The Pines Preliminary Plat		Project Number: LUA16-000413,ECF,PP,MOD	
Date of Hearing September 27, 2016	Staff Contact Matthew Herrera, Senior Planner	Project Contact/Applicant Jaime Waltier, Harbour Homes	Project Location 850 Monroe Ave NE

The following exhibits were entered into the record:

- Exhibits 1-18: Environmental Review Committee Report and Exhibits
- Exhibit 19: Hearing Examiner Staff Recommendation (dated September 20, 2016)
- Exhibit 20: Renton School District Capacity
- Exhibit 21: Environmental Determination of Nonsignificance
- Exhibit 22: Tree Retention Worksheet
- Exhibit 23: Renton Fire Authority Hammerhead Approval/Sprinkler Requirement
- Exhibit 24: Neighborhood Meeting Notes and Mailing
- Exhibit 25: Concurrency Test
- Exhibit 26: Affidavit of Posting and Mailing

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: August 29, 2016

Project Name: The Pines Preliminary Plat

Project Number: LUA16-000413,ECF,PP,MOD

Project Manager: Matthew Herrera, Senior Planner

Owner: Beverly Stinde, 850 Monroe Ave NE, Renton, WA 98056

Applicant/Contact: Jamie Waltier, Harbour Homes, LLC., 400 N. 34th St., Ste. 300, Seattle, WA 98117

Project Location: 850 & 870 Monroe Ave NE, Renton, WA 98056

Project Summary: Proposed subdivision of two (2) existing single-family lots into 14 single-family residential lots and three (3) tracts. The project site is located within a Residential-8 (R-8) zoning designation. Proposed lots range in size from 5,001 square feet to 5,201 square feet that result in an overall net density of 7.53 dwelling units per acre. The proposed lots will be accessed from a new public residential access street off Monroe Ave NE.

Site Area: 107,969 sq. ft.

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance.

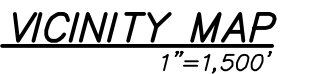


Project Location Map

THE PINES

APPLICANT/OWNER.....	BEVERLY STINDE	GEOTECHNICAL ENGINEER.....	EARTH SOLUTIONS NW, LLC
.....	1805 MONROE AVE. NE	1805 - 136TH PL NE, SUITE 201
.....	RENTON, WASHINGTON 98056	BELLEVUE, WA 98005
		(425) 449-4704
APPLICANT.....	HARBOUR HOMES, LLC	CONTACT: KYLE CAMPBELL, P.E.
.....	400 N 34TH STREET, SUITE 300		
.....	SEATTLE, WASHINGTON 98103	TRAFFIC ENGINEER.....	GIBSON TRAFFIC CONSULTANTS, INC.
.....	(206) 315-8130	2802 WETMORE AVE., SUITE 220
CONTACT: JAMIE WALTIER		EVERETT, WA 98201
.....	JWALTIER@HARBORHOMES.COM	(425) 339-8266
		CONTACT: BRAD LINCOLN, PE
CIVIL ENGINEER/SURVEYOR.....	D.R. STRONG CONSULTING ENGINEERS, INC.	INFO@GIBSONTRAFFIC.COM
.....	620 - 7th AVENUE		
.....	KIRKLAND, WASHINGTON 98033	LANDSCAPE ARCHITECT.....	VARLEY VARLEY VARLEY
.....	(425) 827-3063	12743 NE 107TH LANE
CONTACT: MAHER A. JOUDI, P.E.		WOODINVILLE, WA 98072
.....	MAHER.JOUDI@DRSTRONG.COM	(425) 466-0515
.....	CONTACT: STEPHEN SCHREI, P.L.S.	CONTACT: JEFF VARLEY
.....	STEVE.SCHREI@DRSTRONG.COM	VARLEY.JEFF@HOTMAIL.COM

ADDRESS OF THE PROPERTY:..... 850 & 870 MONROE AVENUE NE, RENTON, WA
PARCEL NUMBER:..... 092305-9116 & -9117
EXISTING ZONING:..... R-8
PROPOSED DWELLING UNITS:..... 14
ACREAGE:..... 2.48 ACRES (107,969 S.F.) GROSS
PERMITTED DENSITY:..... 8.00 DU/ACRE
PROPOSED DENSITY:..... 7.53 DU/ACRE
R.O.W. AREA:..... 0.52 ACRES (27,023 S.F.)
WORK WITHIN EXISTING R.O.W.:..... 0.05 ACRES (2,200 S.F.)
PROPOSED USE:..... SINGLE FAMILY DETACHED HOUSING
SEWER AND WATER DISTRICT:..... CITY OF RENTON
SCHOOL DISTRICT:..... RENTON #403
FIRE DISTRICT:..... CITY OF RENTON
TELEPHONE SERVICE:..... CENTURY LINK
POWER SOURCE:..... PUGET SOUND ENERGY



THE SOUTH 2 ACRES OF THE NORTH 4 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 130 FEET THEREOF; AND
EXCEPT THE WEST 30 FEET FOR MONROE AVENUE N.E.; ALSO

THE NORTH 2 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR COUNTY ROAD;
EXCEPT THE EAST 130 FEET THEREOF; AND
EXCEPT THE NORTH 48 FEET.

3. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE ORDER NO. 0059582-06 DATED JANUARY 29, 2016 AND SUPPLEMENT NUMBER 1 THERETO DATED MARCH 3, 2016. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND THEREFORE HAS NOT RECOVERED TITLE INSURANCE COMPANY COMMITMENT NO. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE, D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 23, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH 2016.

3. PROPERTY AREA = 107,969± SQUARE FEET (2.4786± ACRES).

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION AND A LEICA SERIES 1200 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

1. THIS SITE IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 4450143.

1. THE PLAT OF ALBERT BALCH'S PRESIDENT PARK NO. 6, RECORDED IN VOLUME 52 OF PLATS, PAGE 79.
2. THE PLAT OF ALBERT BALCH'S PRESIDENT PARK NO. 7, RECORDED IN VOLUME 53 OF PLATS, PAGE 16.
3. THE PLAT OF ALBERT BALCH'S PRESIDENT PARK NO. 8, RECORDED IN VOLUME 54 OF PLATS, PAGE 27.

NAVD 88 PER CITY OF RENTON VERTICAL CONTROL

1. CITY OF RENTON CONTROL POINT NUMBER 1889, FOUND "PK" NAIL 225 FEET+ EAST OF THE INTERSECTION OF NE. 10TH STREET AND OLYMPIA AVE. NE. IN AERIAL PLAN, ELEVATION = 427.93 FEET.

2. CITY OF RENTON CONTROL POINT NUMBER 1843, FOUND CONCRETE MONUMENT WITH 1/8" BRASS PIN DOWN 1.1' IN MONUMENT CASE AT THE INTERSECTION OF NE. 12TH ST. AND MONROE AVE. (TO THE NORTH), ELEVATION = 425.15 FEET.

N06°00'14"E BETWEEN CITY OF RENTON CONTROL POINT
NUMBER 102 AND NUMBER 1843

THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON
IS BASED UPON A FIELD SURVEY BY D.R. STRONG
CONSULTING ENGINEERS.



NORTH

GRAPHIC SCALE

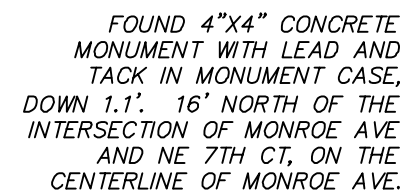
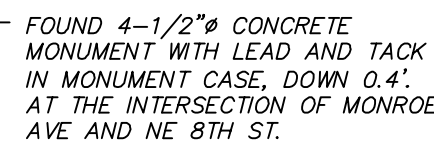
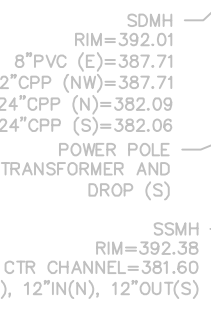
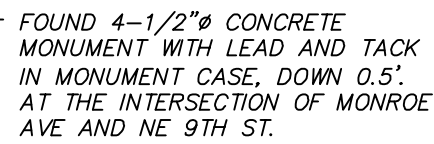
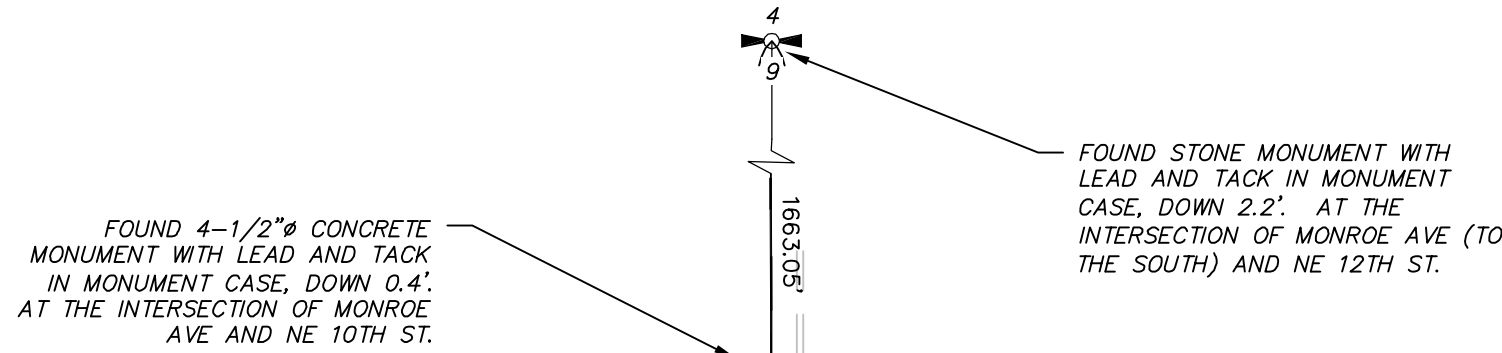
0 20 40 80

1 INCH = 40 FT.

DATE:	06.06.16	
FIELDBOOK:		
PAGE:		
DRAWING NO:	C1	
SHEET:	1	OF: 7

THE PINES
PRELIMINARY PLAT
PRELIMINARY PLAT PLAN
850 & 870 MONROE AVE NE
RENTON, WASHINGTON 98056

DRS PROJECT NO. 16007



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE, KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

C1	OF	7	PRELIMINARY PLAT PLAN
C2	OF	7	TOPOGRAPHIC MAP
C3	OF	7	TREE RETENTION PLAN
C4	OF	7	CONCEPTUAL ROAD & GRADING PLAN
C5	OF	7	DRAINAGE CONTROL PLAN
C6	OF	7	GENERALIZED UTILITIES PLAN
C7	OF	7	ROAD PROFILE AND DETAILS

L1 OF 2 LANDSCAPE PLAN
L2 OF 2 LANDSCAPE DETAILS
N1 OF 1 NEIGHBORHOOD DETAIL

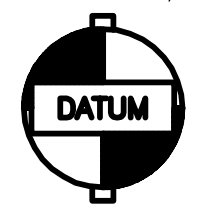
TRACT "A"	TREE RETENTION AREA
TRACT "B"	SHARED DRIVEWAY
TRACT "C"	OPEN SPACE
TRACT "D"	STORM DRAINAGE AND RECREATION

1. ALL EXISTING STRUCTURES TO BE REMOVED.

1	PRELIMINARY PLAT REVISIONS	YLP	07.19.16	YLP	SURVEYED: SJS	SCALE: AS NOTED <div style="text-align: center;"> <p>ONE INCH</p> <p>AT FULL SCALE IF NOT ONE INCH SCALE ACCORDINGLY</p> </div>
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					DRAWN: MES	
					CHECKED: YLP	
NO.	REVISION	BY	DATE	APPR	APPROVED: YLP	

SCALE:
AS NOTED

ONE INCH
AT FULL SCALE
IF NOT ONE INCH
SCALE ACCORDINGLY

CITY OF
RENTON

Planning/Building/Public Works Dept.

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PROJECT NAME

THE PINES

XXX-XXXX

SW 1/4 SECTION 9, TOWNSHIP 23 N, RANGE 5 E, W.M.

THE PINES

NOTE:
FEATURES SHOWN ON THIS MAP ARE DRAWN
APPROXIMATELY USING KING COUNTY IMAP.

ADDRESS:
850 & 870 MONROE AVE NE
RENTON, WA

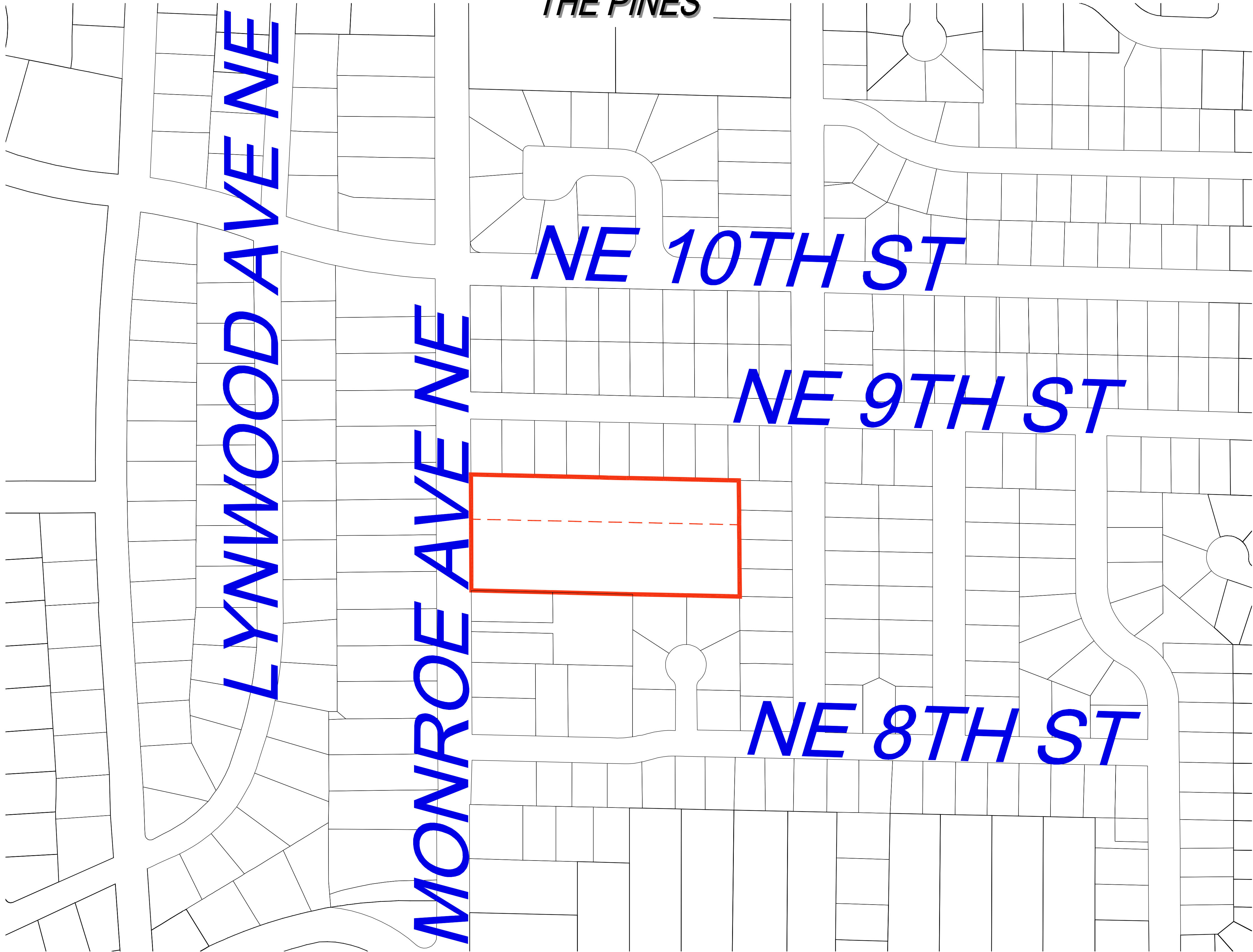
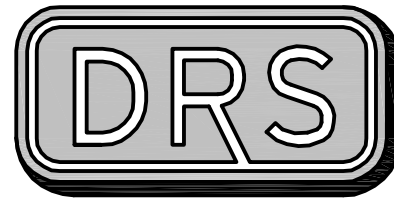
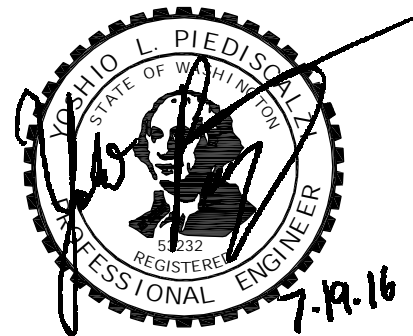
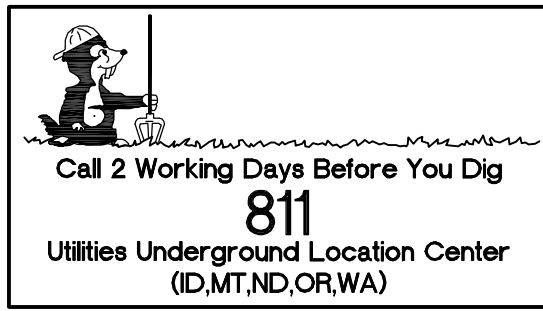
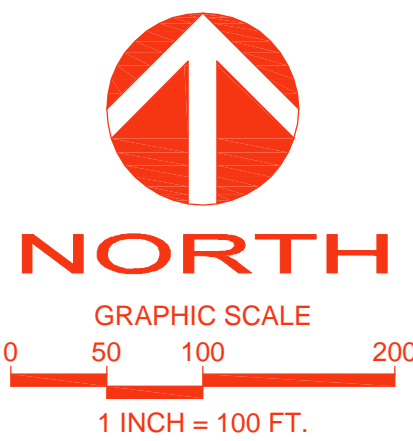


Exhibit 3



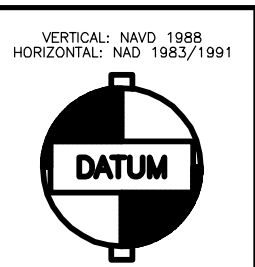
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1	PRELIMINARY PLAT REVISIONS	YLP	07.19.16	YLP
DESIGNED:	MES			
DRAWN:	MES			
CHECKED:	YLP			
APPROVED:	YLP			
NO.	REVISION	BY	DATE	APPR

SURVEYED:	SJS
DESIGNED:	MES
DRAWN:	MES
CHECKED:	YLP
APPROVED:	YLP

SCALE:
AS NOTED

ONE INCH
AT FULL SCALE,
IF NOT ONE INCH
SCALE ACCORDINGLY



THE PINES
PRELIMINARY PLAT
NEIGHBORHOOD DETAIL MAP
850 & 870 MONROE AVE NE
RENTON, WASHINGTON 98056

DATE:	06.06.16
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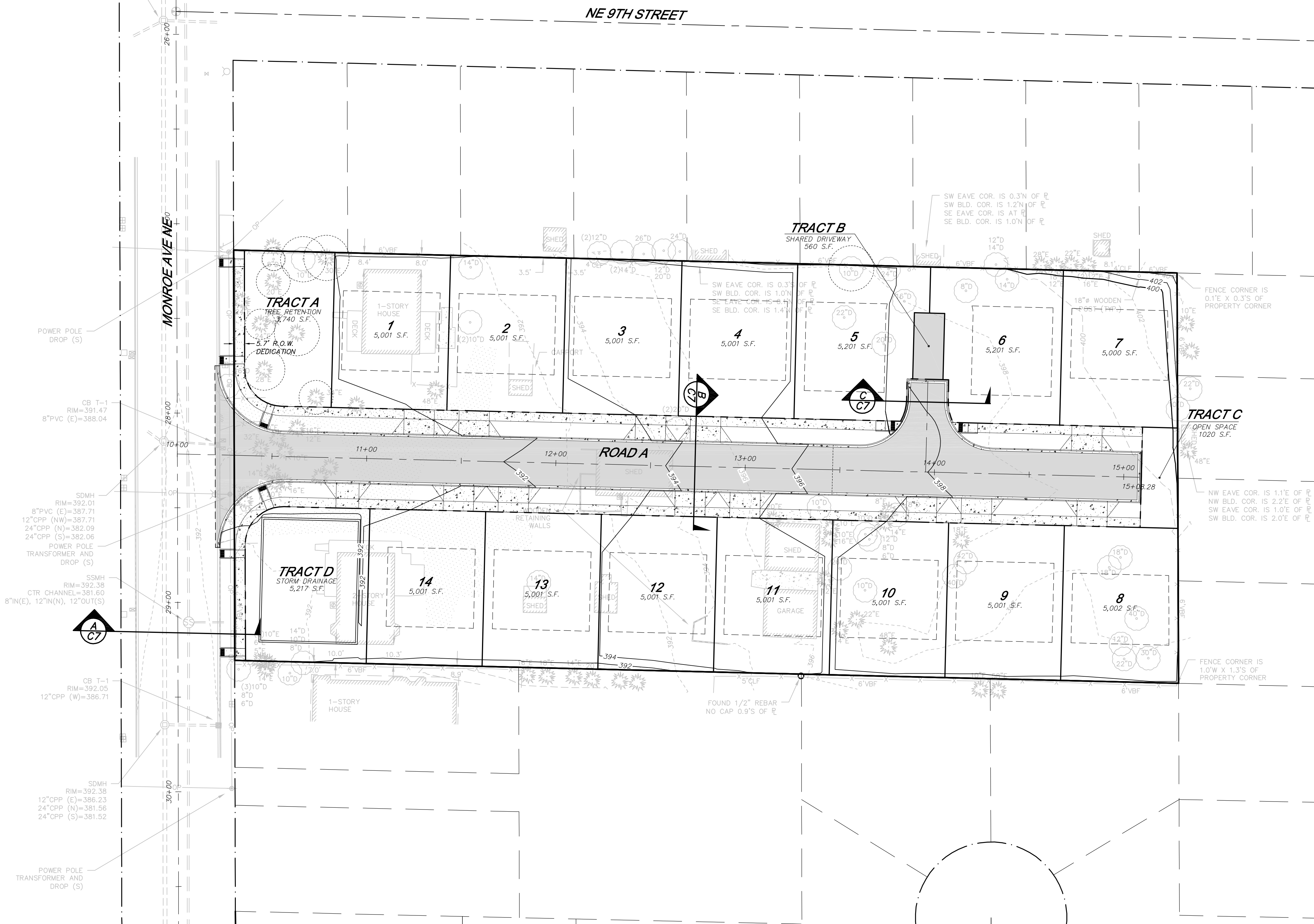
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PROJECT NAME
THE PINES

SW 1/4 SECTION 9, TOWNSHIP 23 N, RANGE 5 E, W.M.

THE PINES

1/2" G.P. (SW)=389.83
12"CPP (E)=384.25
24"CPP (N,S)=382.71



PRELIMINARY SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
1,226	2,207	981 IMPORT

*THESE VOLUME CALCULATIONS ARE APPROXIMATE. CONTRACTOR SHOULD USE THEIR OWN CALCULATIONS FOR CONSTRUCTION PURPOSES.
**INCLUDES DETENTION VAULT EXCAVATION

GENERAL NOTES

PROPERTY AREA: 107,969 S.F. (2.48 ACRES)
AREA OF WORK: 109,328 S.F. (2.51 ACRES)
(DOES NOT INCLUDE OFFSITE STORM AND UTILITY CONNECTIONS)

- ALL SURPLUS SOILS SHALL BE EXPORTED TO AN APPROVED DROP OFF SITE.
- FILL NEEDED IN EXCESS OF ONSITE SOIL SHALL BE IMPORTED FROM AN APPROVED SOURCE AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.

LOT CONFIGURATION NOTE:

LOTS 7 AND 8 WILL HAVE A FRONT SETBACK OF 25-FEET AND LOTS 5 AND 6 WILL HAVE A FRONT SETBACK OF 15-FEET TO COMPLY WITH THE LOT CONFIGURATION REQUIREMENTS IN THE R8 ZONE.

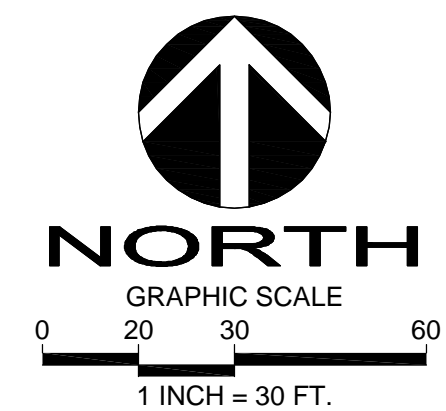
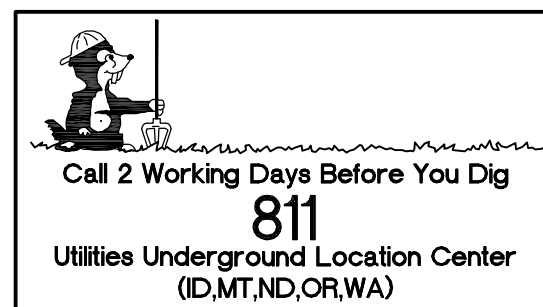


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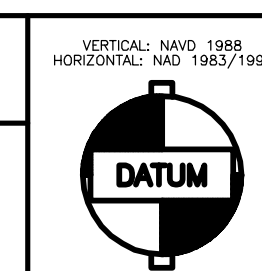


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O 425.827.3063 F 425.827.2423

NO.	REVISION	BY	DATE	APPR
1	PRELIMINARY PLAT REVISIONS	YLP	07.19.16	YLP

SURVEYED SJS
DESIGNED MES
DRAWN MES
CHECKED YLP
APPROVED YLP

SCALE: AS NOTED
ONE INCH AT FULL SCALE, IF NOT ONE INCH SCALE ACCORDINGLY



THE PINES PRELIMINARY PLAT CONCEPTUAL ROAD AND GRADING PLAN 850 & 870 MONROE AVE NE RENTON, WASHINGTON 98056	DATE: 06.06.16 PAGE: C4 SHEET: 4 OF 7
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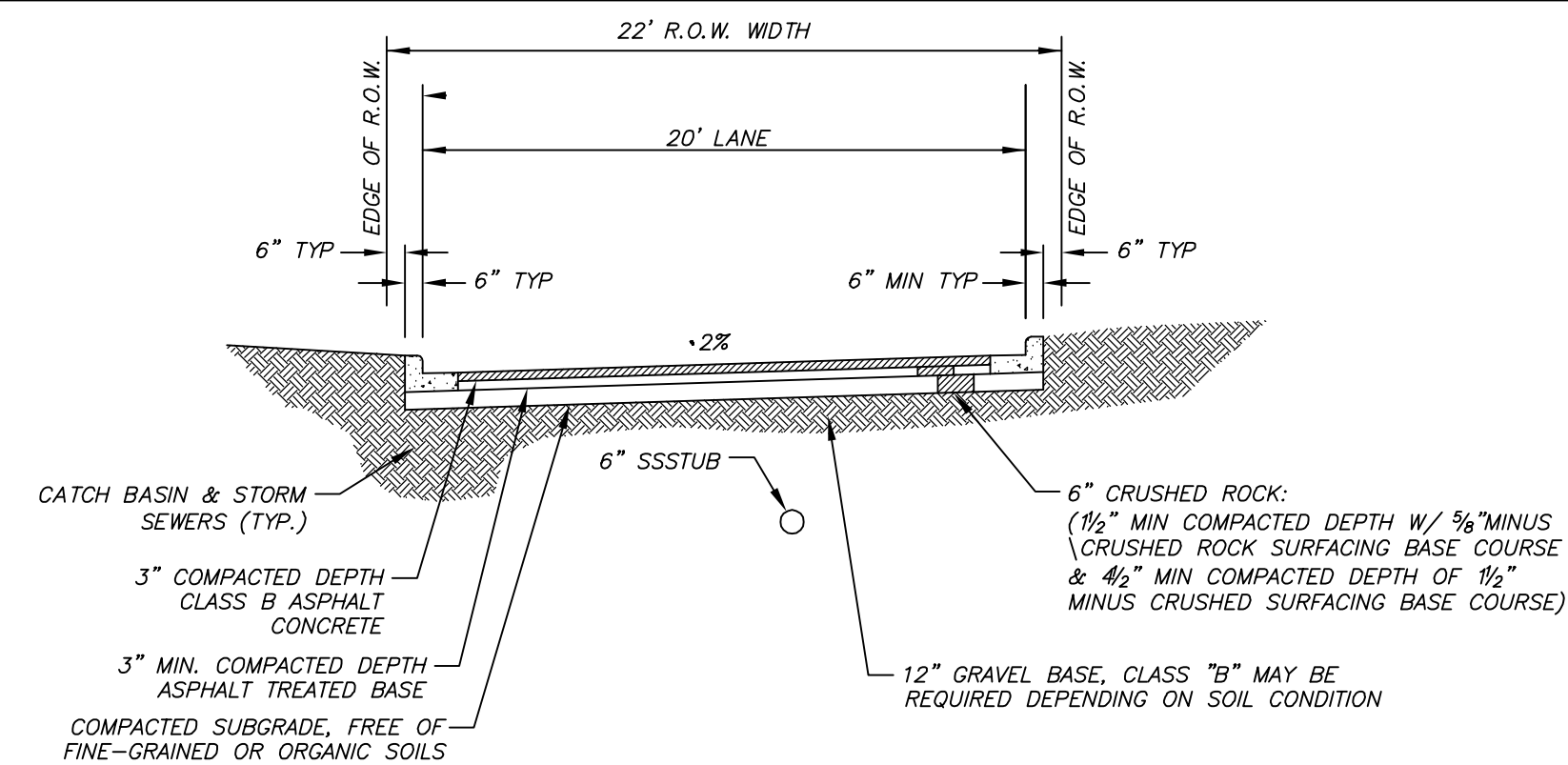
PROJECT NAME

THE PINES

XXX-XXXX

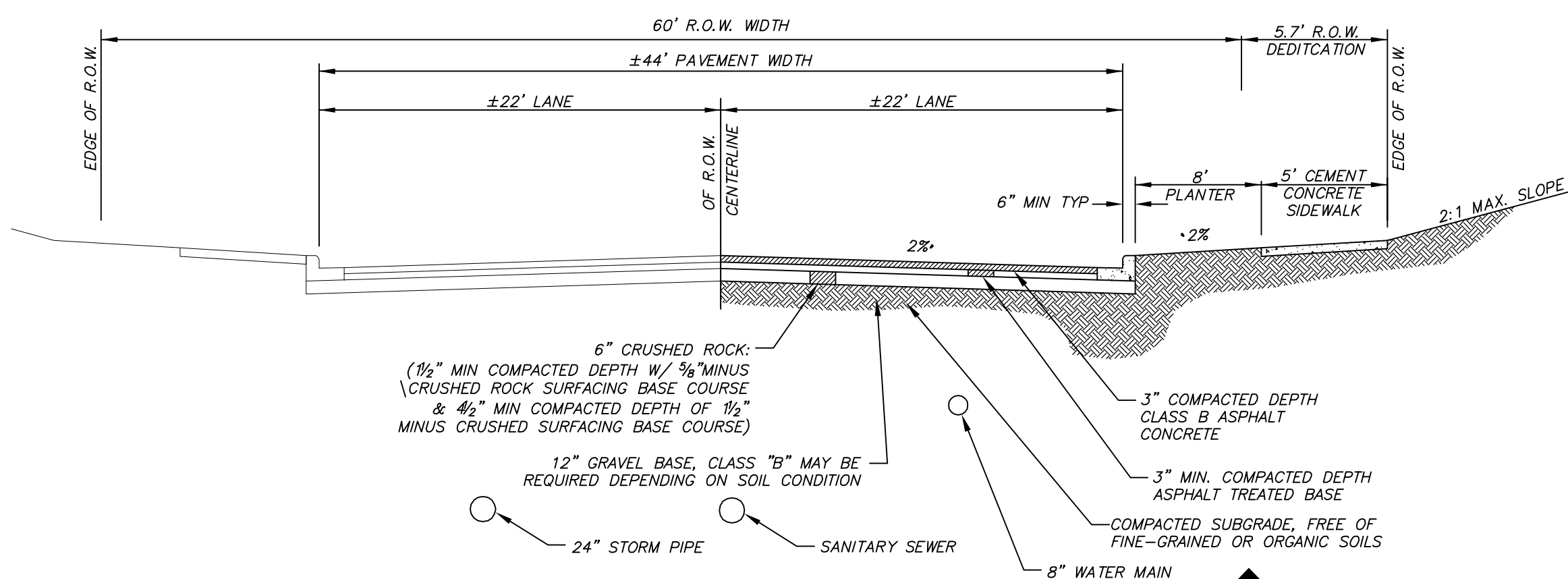
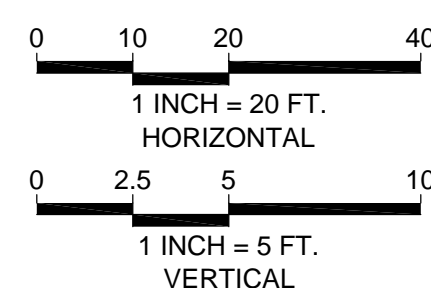
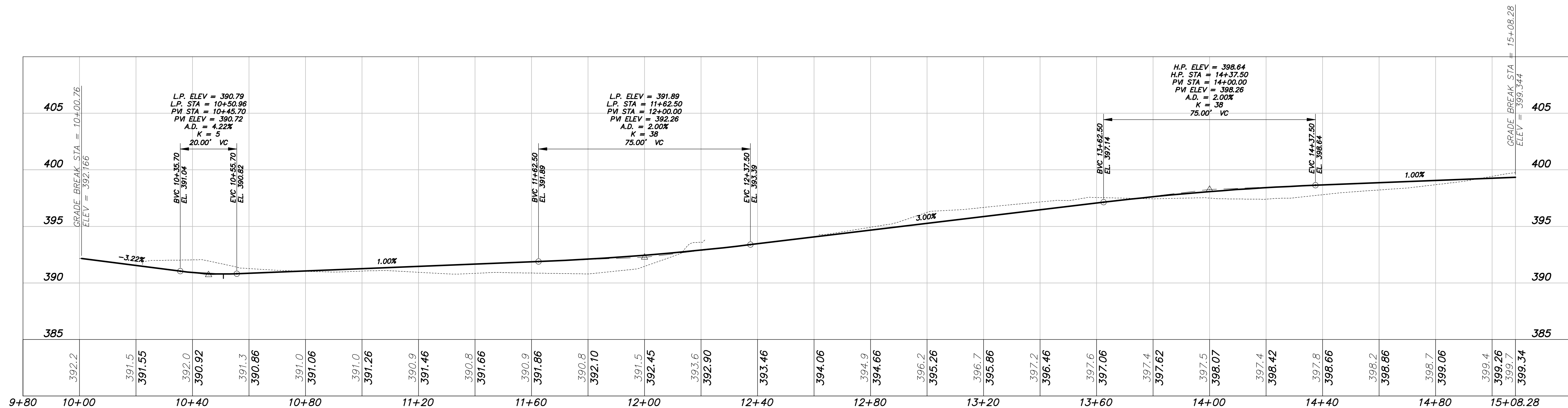
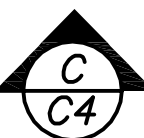
SW 1/4 SECTION 9, TOWNSHIP 23 N, RANGE 5 E, W.M.

THE PINES



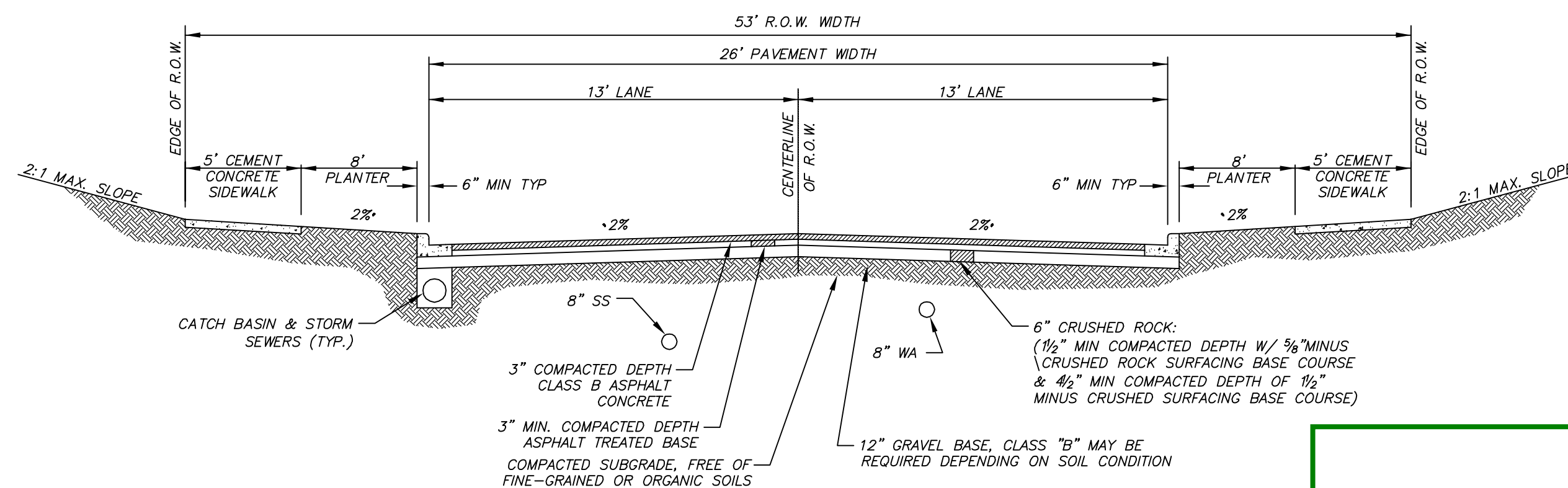
HAMMERHEAD ROADWAY SECTION

NTS URBAN RESIDENTIAL PUBLIC ROAD 25 MPH DESIGN SPEED



MONROE AVENUE NE

NTS MINOR ARTERIAL ROAD 25 MPH DESIGN SPEED



ROAD A

NTS URBAN RESIDENTIAL PUBLIC ROAD 25 MPH DESIGN SPEED

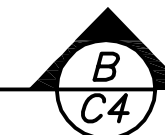
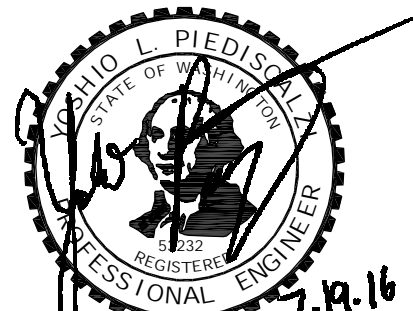
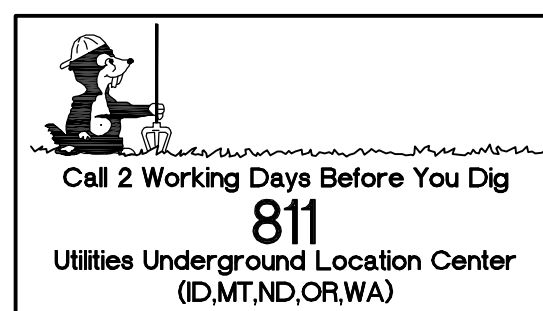


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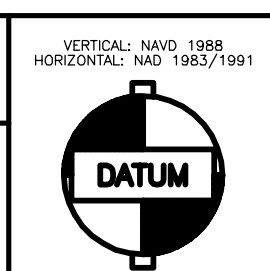


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1	PRELIMINARY PLAT REVISIONS	YLP	07.19.16	YLP

SURVEYED	SJS
DESIGNED	MES
DRAWN	MES
CHECKED	YLP
APPROVED	YLP

SCALE:	AS NOTED
ONE INCH	AT FULL SCALE
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THE PINES
PRELIMINARY PLAT
ROAD PROFILE AND DETAILS
850 & 870 MONROE AVE NE
RENTON, WASHINGTON 98056

DATE:	06.06.16
FILED/BOOK:	
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SHEET:	7 OF 7

DRS PROJECT NO. 16007

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SW 1/4 SECTION 9, TOWNSHIP 23 N, RANGE 5 E, W.M.

THE PINES

XXX-XXXX

PROJECT NAME

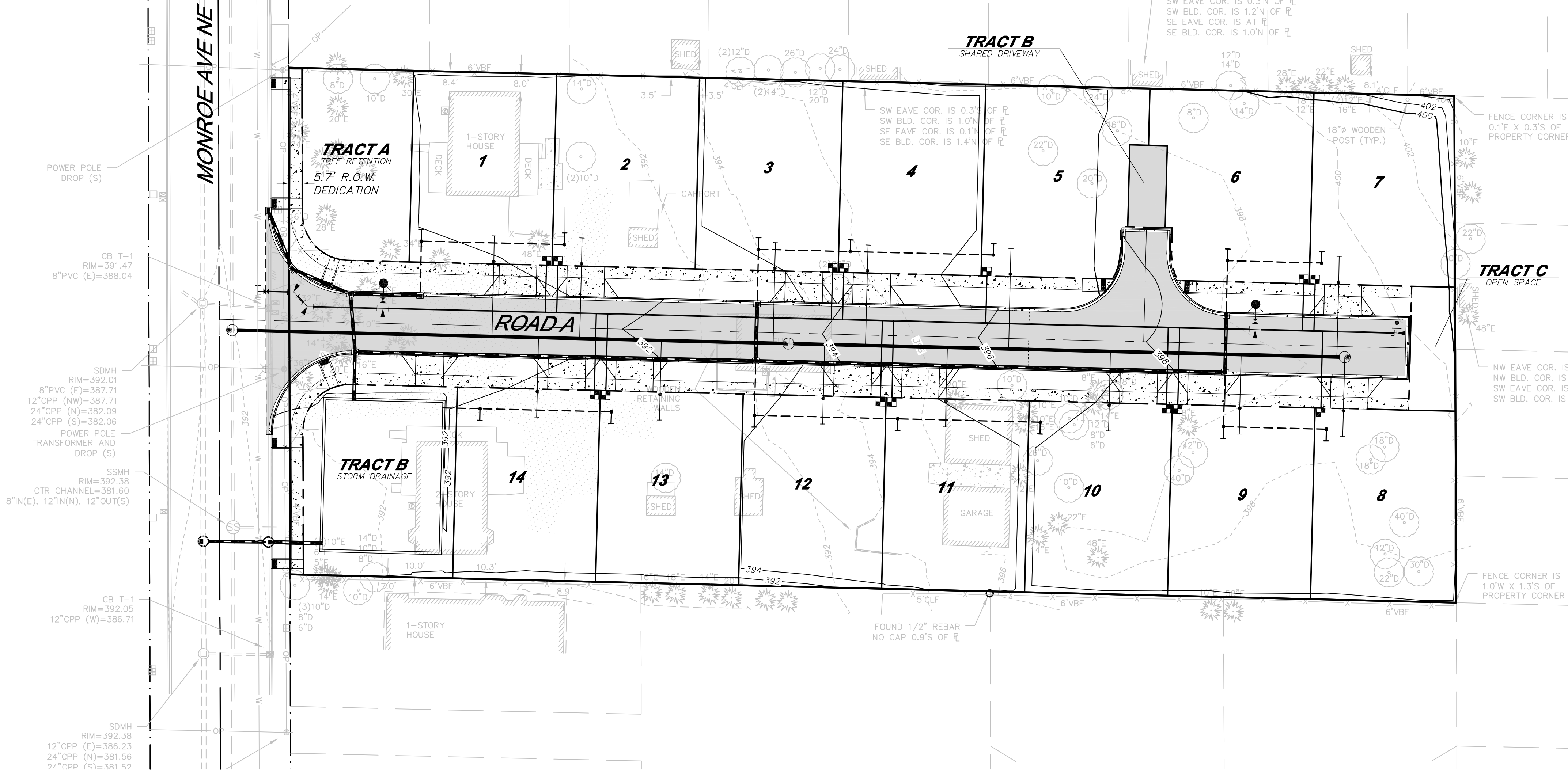
THE PINES

SDMH
RIM=390.97
12"CPP (SW)=386.83
12"CPP (E)=384.25
24"CPP (N,S)=382.71

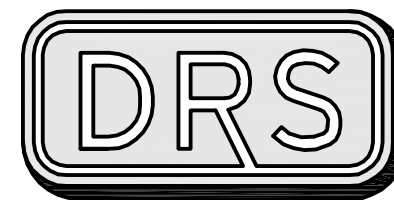
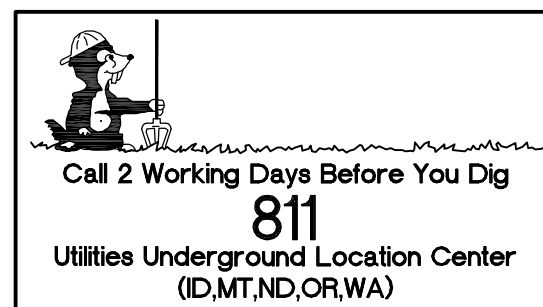
NE 9TH STREET

LEGEND

- TYPE 1 CATCH BASIN
- BIRDCAVE CATCH BASIN
- SEWER MANHOLE
- WATER TEE
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- WATER BEND
- WATER BLOWOFF



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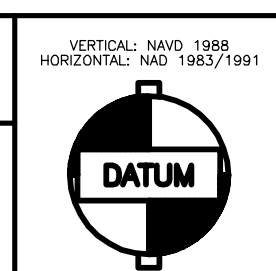


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SURVEYED: SJS	SCALE: AS NOTED
DESIGNED: MES	
DRAWN: MES	
CHECKED: YLP	
APPROVED: YLP	

ONE INCH AT FULL SCALE, IF NOT ONE INCH SCALE ACCORDINGLY
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THE PINES PRELIMINARY PLAT GENERALIZED UTILITIES PLAN 850 & 870 MONROE AVE NE RENTON, WASHINGTON 98056	DATE: 06.06.16 PAGE: C6 DRAWING NO: 6 OF 7
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DRS PROJECT NO. 16007

A-NNNNNAA



Geotechnical Engineering
Geology
Environmental Scientists
Construction Monitoring

Exhibit 8

**GEOTECHNICAL ENGINEERING STUDY
STINDE 13 LOT RESIDENTIAL PLAT
850 & 870
MONROE AVENUE NORTHEAST
RENTON, WASHINGTON**

ES-4427



**Entire Document
Available Upon
Request**

105 - 136th Place N.E., Suite 201 - Bellevue, WA 98005
(425) 449-4704 Fax (425) 449-4711
www.eartholutionsnw.com

SW 1/4 SECTION 9, TOWNSHIP 23 N, RANGE 5 E, W.M.

THE PINES

XXX-XXXX

PROJECT NAME

THE PINES

SDMH
RIM=390.97
12"CPP (SW)=386.83
12"CPP (E)=384.25
24"CPP (N,S)=382.71

NE 9TH STREET

DETENTION SUMMARY:

EFFECTIVE STORAGE DEPTH = 7.5 FT
STORAGE VOLUME REQUIRED = 23,570 C.F.
STORAGE VOLUME PROVIDED = 23,678 C.F.

WATER QUALITY NOTE:

WETVAULT TO BE PROVIDED TO ACCOMMODATE WATER QUALITY REQUIREMENTS.

MONROE AVENUE

CB T-1
RIM=391.47
8"PVC (E)=388.04

SDMH
RIM=392.01
8"PVC (E)=387.71
12"CPP (NW)=387.71
24"CPP (N)=382.09
24"CPP (S)=382.06

SSMH
RIM=392.38
CTR CHANNEL=381.60
8"IN(E), 12"IN(N), 12"OUT(S)

CB 1
CONNECT TO EXISTING
24" DIAMETER
STORM DRAIN LINE

CB T-1
RIM=392.05
12"CPP (W)=386.71

TRACT B
SHARED DRIVEWAY

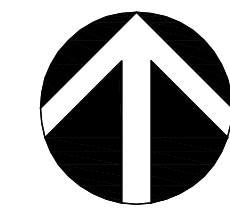
TRACT C
OPEN SPACE

TRACT A
TREE RETENTION

TRACT D
STORM DRAINAGE

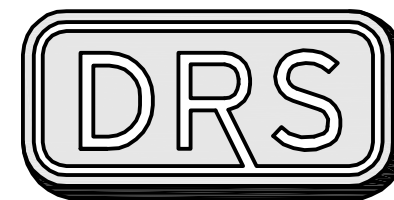
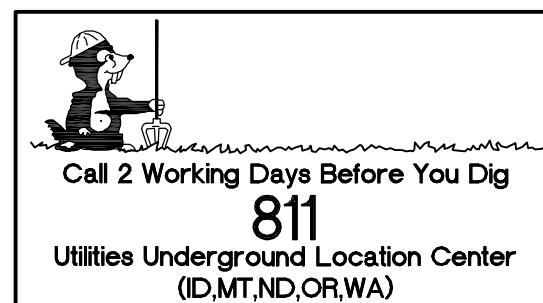
ROAD A

FOUND 1/2" REBAR
NO CAP 0.9'S OF R



NORTH
GRAPHIC SCALE
0 20 30 60
1 INCH = 30 FT.

Exhibit 9

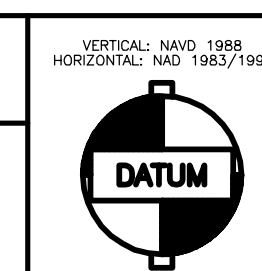


D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE, KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

NO.	REVISION	BY	DATE	APPR
1	PRELIMINARY PLAT REVISIONS	YLP	07.19.16	YLP

SURVEYED: DESIGNED: DRAWN: CHECKED: APPROVED:	SJS MES MES YLP YLP
---	---------------------------------

SCALE: AS NOTED	ONE INCH AT FULL SCALE, IF NOT ONE INCH SCALE ACCORDINGLY
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THE PINES PRELIMINARY PLAT DRAINAGE CONTROL PLAN 850 & 870 MONROE AVE NE RENTON, WASHINGTON 98056	DATE: 06.06.16 PAGE: C5 SHEET: 5 OF 7
---	--

DRS PROJECT NO. 16007 A-INNNNAA

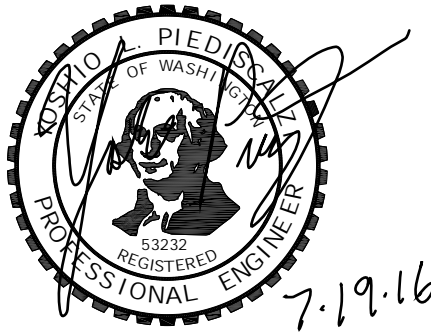
TECHNICAL INFORMATION REPORT

for

THE PINES

PRELIMINARY PLAT

850 & 870 Monroe Avenue NE, Renton, Washington



DRS Project No. 16007
Renton File No. LUA16-000413

Owner/Applicant

Harbour Homes, LLC
400 North 34th Street, Suite 300
Seattle, Washington 98103

Report Prepared by



D. R. STRONG Consulting Engineers, Inc.
620 7th Avenue
Kirkland, WA 98033
(425) 827-3063

Report Issue Date
July 19, 2016

Exhibit 10



**Entire Document
Available Upon
Request**

FILENAME: R: 12016\016007\3\Drawings\Plots\PP\03-3TR16007.dwg 6/6/2016 3:38:46 PM

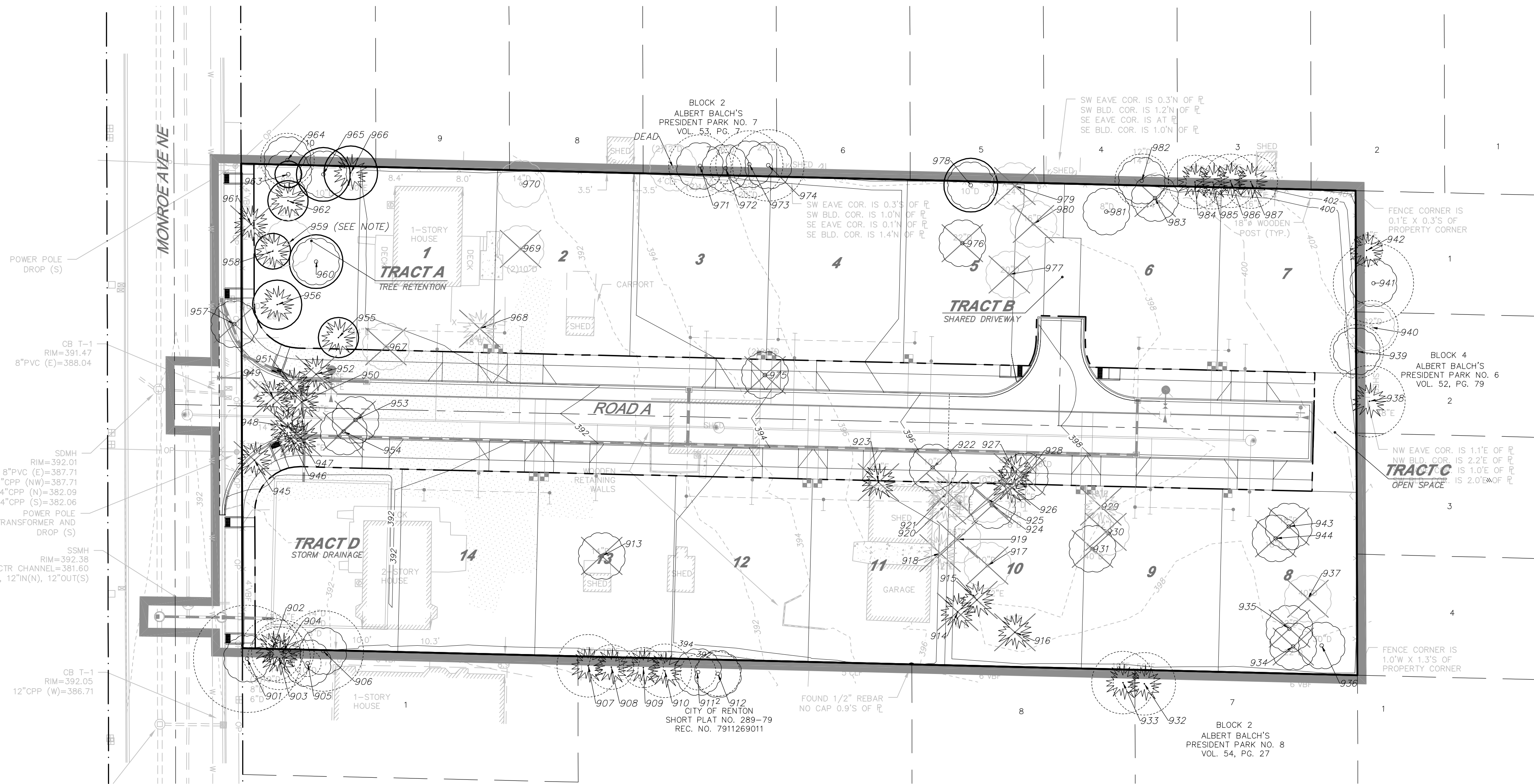
SW 1/4 SECTION 9, TOWNSHIP 23 N, RANGE 5 E, W.M.

THE PINES

PROJECT NAME

THE PINES

XXX-XXXX

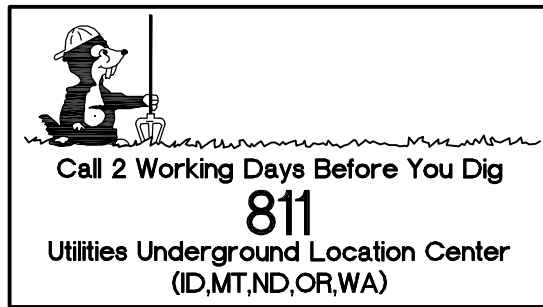
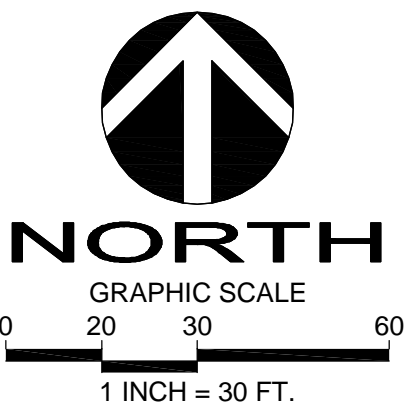


TREE RETENTION CALCULATIONS	
TOTAL TREES ON SURVEY:	87
OFFSITE TREES:	30
TOTAL TREES ON SITE:	57
DEAD, DISEASED OR DANGEROUS TREES:	17
TREES IN RIGHT-OF-WAY:	15
TREES IN PRIVATE ACCESS EASEMENTS/TRACTS:	0
TREES IN CRITICAL AREAS AND BUFFERS:	0
NET TREES:	25
TREES TO BE RETAINED, REQUIRED:	(25 X 0.30) = 7.5
TREES TO BE RETAINED, PROPOSED:	9
REQUIRED REPLACEMENT INCHES:	0

TESC LEGEND	
CONSTRUCTION LIMITS & HIGH VISIBILITY PLASTIC CONSTRUCTION FENCE	
	TREES TO BE REMOVED
	TREES TO BE SAVED
	DEAD, DISEASED OR DANGEROUS TREES (PER ARBORIST REPORT)
	OFFSITE TREES TO BE SAVED

TREE NOTE
TREE 959 IS NON-VIABLE FOR RETENTION AND WILL BE TRIMMED/PRUNED PER ARBORIST RECOMMENDATIONS. TREE MAY BE LEFT FOR HABITAT BUT WILL NOT BE INCLUDED FOR RETENTION CALCULATIONS.

Exhibit 11

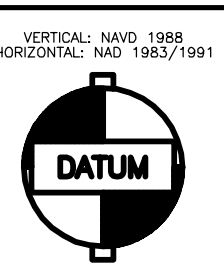


D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE, KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

1	PRELIMINARY PLAT REVISIONS	YLP	07.19.16	YLP
NO.	REVISION	BY	DATE	APPR

SURVEYED:	SJS
DESIGNED:	MES
DRAWN:	MES
CHECKED:	YLP
APPROVED:	YLP

SCALE:	AS NOTED
	ONE INCH AT FULL SCALE, IF NOT ONE INCH SCALE ACCORDINGLY



THE PINES
PRELIMINARY PLAT
TREE CUTTING AND LAND CLEARING PLAN
850 & 870 MONROE AVE NE
RENTON, WASHINGTON 98056

DATE:	06.06.16
FILED BOOK:	
PAGE:	
DRAWING NO:	C3
SHEET:	3 OF 7

DRS PROJECT NO. 16007

A-INNNNAA

July 17, 2016

Jamie Waltier
Chris Burrus
Harbour Homes
1441 N. 34th Street, Suite 200
Seattle, WA 98103

Site: 850 & 870 Monroe Ave NE
Renton, Ave
TPN: 0923059117 & 0923059116
Square feet: 107,157

Dear Jamie:

Thank you for requesting my services. On April 26th, 2016, I visited the site located above in Renton, WA to perform a Visual Risk Assessment (VRA) for all significant trees onsite as well as, those offsite trees with driplines that might extend over the site. The information gathered is included in this report and is a necessary part to be included with the proposal to short plat.

In summary:

Tree Calculations		
Total number of trees	57	Trees
Total number of exempt trees (ROW + Non-viable)	32	Trees
Total number of viable trees	25	Trees
Total number of trees removed for construction	16	Trees
Total number of retained trees	9	Trees
Required 30% retention 25 X 30%=	7.5	Trees

I have included a detailed report of my findings. If you have any questions please call me. I can be reached on my cell phone: 425.890.3808 or by email: sprince202@aol.com.

Warm regards,



Susan Prince
Creative Landscape Solutions
ISA Certified Arborist: PN #1418A
TRACE Certified Arborist: #418
17518 NE 119th Way
Redmond, WA 98052

* Per city of Renton Municipal Code, a significant tree is one whose Diameter at Breast Height (DBH) is 6" or greater

Re-Align Environmental

April 21, 2016

Mr. Jamie Waltier
Harbour Homes, LLC
400 N 34th Street, Suite 300
Seattle, WA 98103

Re: Wetland Evaluation – Monroe Avenue Assemblage, Renton, WA

Dear Jamie:

This correspondence follows your request that I conduct a preliminary wetland reconnaissance on the parcels of land (Parcel Nos. 0923059116 and 0923059117), located at 850 Monroe Ave NE in Renton, Washington. The property under investigation includes two residential parcels. (See Attached Location and Site Maps).

Data Collection

Prior to visiting the site, online information was obtained using the King County iMap system, the US Fish and Wildlife Service online National Wetlands Inventory (NWI), and the Natural Resource Conservation Service (NRCS) online soil mapping utility.

As shown in the Attached iMap photos, no mapped streams or wetlands are shown on the site. Similarly, these maps show no streams or wetlands within 500 feet of the site, indicating that no buffers from off-site critical areas would affect this parcel. The attached NWI map also depicts no streams or wetlands on, or near the site.

Also attached is the NRCS soil report for the site. As described in the soil report, the parcels appear to be underlain by Arents, Alderwood material, 6 to 15 percent slopes. This moderately well drained soil is commonly found on till plains such as the Renton Highlands in which the site lies. This soil exhibits a water table depth of 16 - 30 inches below the soil surface. This map unit is not typically known to include hydric inclusions, which indicates that wetlands are not typically present within the map unit.

Fieldwork

Fieldwork was conducted on March 2, 2016 using the three-parameter approach identified in the *Washington State Wetlands Identification and Delineation Manual* (Washington Manual) (WDOE 1997) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region* (Regional Supplement) (USACE 2010), which are consistent with the *Army Corps of Engineers Wetlands Delineation Manual* (ACOE Manual) (Environmental Laboratory 1987) and other pertinent federal and local guidance (33 CFR 328.3 [a][1-5]).

During a review of the parcel boundary, I walked the perimeter of the property and found no visible indication of drainage onto, or leaving the site. I observed that the site contains one small, very slight, depression area within a driveway that is approximately 30 feet wide and 30 feet long. The depression does not drain off of the site and it appears to exist due to compaction from vehicle

Letter of Understanding of Geologic Risk

I/we understand there are inherent risks whenever soil, geologic or hydrogeologic conditions are involved with a construction project. Soil and geologic materials, including groundwater are variable in nature. Geologic conditions vary vertically, laterally, and seasonally. The site soil is proven to be suitable to support foundations, landscaping, pavement, and other associated infrastructure in the area. However, the site soil also required careful planning and consideration with respect to design and construction.

I/we understand, accept the risk and solely responsible of developing this property.

Signed: JAMIE WAUTIER

Name: 

Date: 6/6/16

Stinde Construction Mitigation Description

The following narrative is provided to describe the proposed construction mitigation measures that Harbour Homes, LLC “Harbour Homes” and the to be named general contractor “Contractor” for Stinde will implement throughout the duration of the site development and infrastructure period as well as during building construction.

Proposed Construction Dates (Site Work): July 2017-February 2018

Harbour Homes anticipates on beginning clearing and site development work in the mid-summer of 2017 depending on the timing of approvals. Harbour Homes anticipates roughly a 180 day schedule to finalize all grading, storm, sewer, water and first lift of asphalt on the site. The goal will be to have the site completely stabilized by November 1st, 2017 before the fall.

Proposed Construction Dates (Building Construction):

Harbour Homes plans on beginning construction of a model home in April of 2018 and anticipates starting two homes per month thereafter with an average construction timeline of seven months to complete.

Hours & Days of Operation

Normal site hours of operation will be in compliance with the allowable working hours in the City of Renton which are as follows:

For new single-family residences and non-residential construction, the permitted work hours are 7:00am-8:00pm Monday through Friday, 9:00am-8:00pm Saturday, and no work shall be permitted on Sunday.

Proposed Hauling/Transportation Routes

The Stinde site is located on Monroe Avenue NE just south of 9th Street. The Contractor anticipates utilizing one haul route to and from SR-900 (See attached Exhibit “A” for location). Heading north on Monroe Ave NE, head west on NE 10th St to SR-900 then heading east or west depending on the type of material import/export.

Measures to Minimize Impacts

Harbour Homes and the Contractor will make every effort to minimize the impacts from this project on the surrounding neighbors, the environment and traffic circulation for the



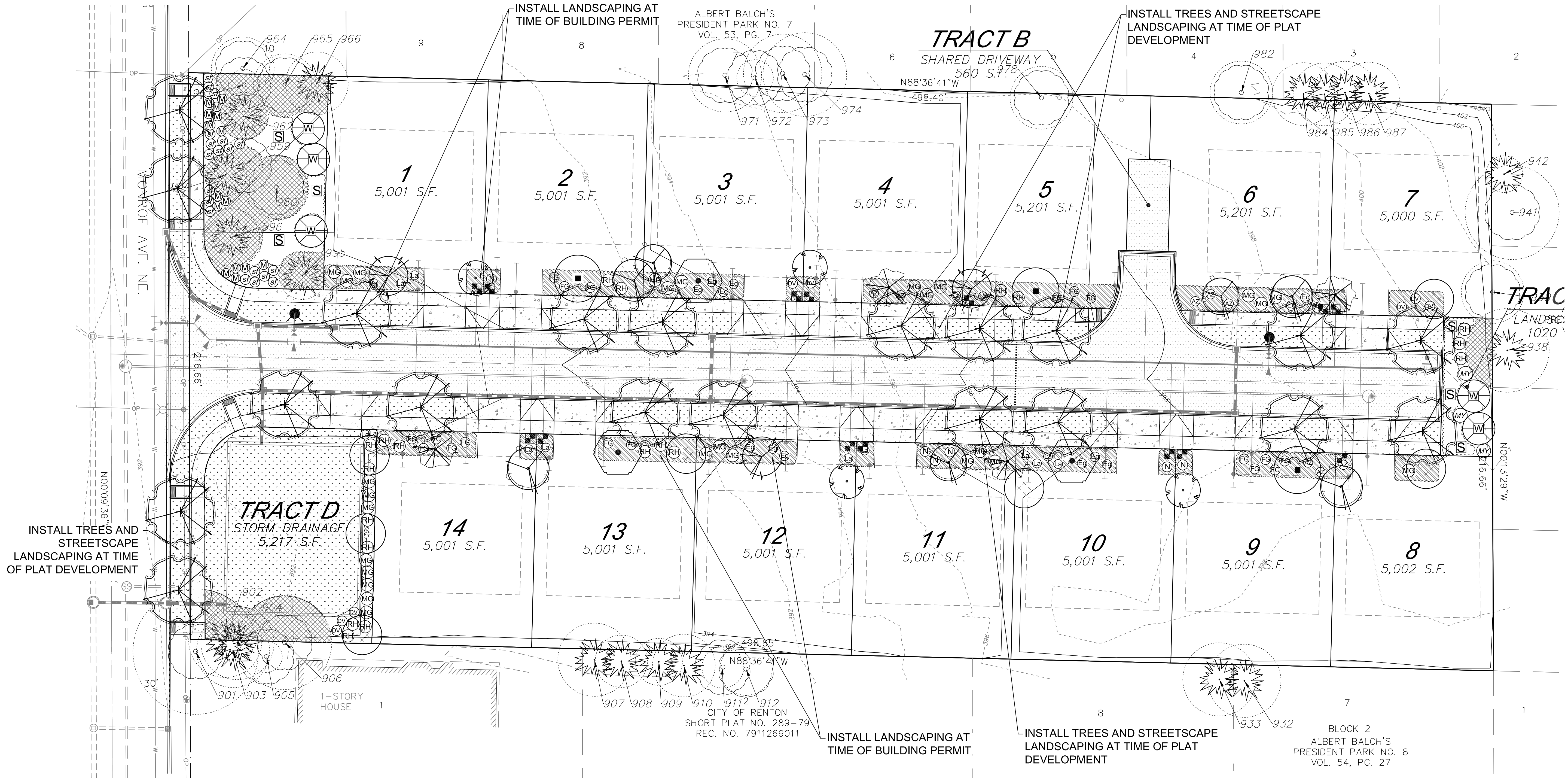
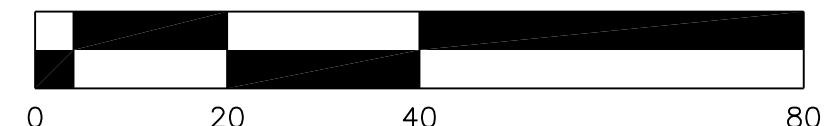
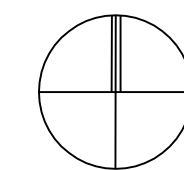
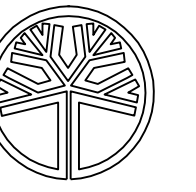


Exhibit 16



NORTH 1" = 20'-0" SHEET SIZE 22" x 34"

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07.14.16	REVISED SITE PLAN: ADD'L TREES	JMV

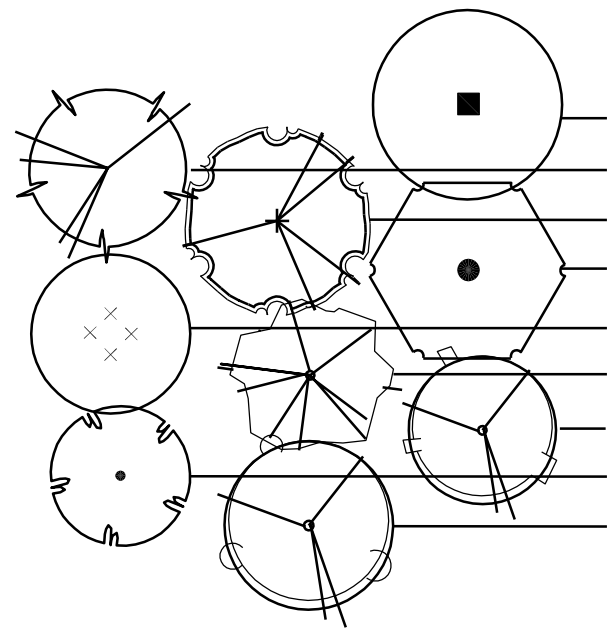


STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JEFF M. VARLEY
CERTIFICATE NO. 774

VARLEY•VARLEY•VARLEY
JEFF VARLEY landscape architect
12743 NE 170th Lane, Woodinville, Washington 98072
email: varley.jeff@hotmail.com phone: 425-466-9430
www.varleylandscape.com

THE PINES LANDSCAPE PLAN

JOB NUMBER: _____
DRAWING NAME: _____
DESIGNER: JMV
DRAFTING BY: JMV
DATE: 05.22.16
SCALE: AS SHOWN
JURISDICTION: RENTON



TREE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES				
<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	3	1-1/2" cal	Full and Matching, min. 8'-10' ht
<i>Acer griseum</i> *	Paperbark Maple	3	1-1/2" cal	Full and Matching, min. 8'-10' ht
<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Serviceberry	20	1-1/2" cal	Full and Matching, min. 8'-10' ht
<i>Acer truncatum</i> x <i>A. plat.</i> 'Warren's Red'	Pacific Sunset Maple	3	1-1/2" cal	Full and Matching, min. 8'-10' ht
<i>Acer circinatum</i> *	Vine Maple	7	1-1/2" cal	Full and Matching, min. 8'-10' ht
<i>Acer ginnala</i> 'Flame'	Amur Maple	4	1-1/2" cal	Full and Matching, min. 8'-10' ht
<i>Acer palmatum</i> 'Bloodgood'	Japanese Maple	3	1-1/2" cal	Full and Matching, min. 8'-10' ht
<i>Prunus x yeodensis</i> * 'Yoshino'	Flowering Cherry	4	1-1/2" cal	Full and Matching, min. 8'-10' ht
<i>Prunus virginiana</i> 'Canada Red'	Chokecherry	4	1-1/2" cal	Full and Matching, min. 8'-10' ht

*Considered drought tolerant in Pacific Northwest once established

All street trees to be specimen grade with a single leader. Tree height listed is from top of rootball to top of tree at time of planting. Damaged trees shall be replaced with same species and minimum 2" caliper.

Per RMC 4-4-070 (F)(2), minimum 1 street tree planted per address, where curb cuts, driveway, and utilities do not allow the required trees to be planted.

Per RMC 4-4-070 (F)(3), where there is insufficient space or no public frontage, street trees are required in the front yard.

Install watering bags on all trees.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES				
<i>Thuja plicata</i> *	Western Red Cedar	5	6' ht	Full and Matching
SHRUBS and GROUND COVER				
<i>Viburnum davidii</i> *	David Viburnum	8	2 gallon	Full and Matching
<i>Nandina domestica</i> *	Nandina	6	2 gallon	Full and Matching
<i>Azalea sp.</i> 'Hino Crimson'	Evergreen Azalea	8	2 gallon	Full and Matching
<i>Miscanthus sinensis</i> *	Maiden Grass	27	2 gallon	Full and Matching
<i>Pennisetum alop.</i> 'Burgundy Bunny'	Dwarf Ft Grass	18	2 gallon	Full and Matching
<i>Euonymus fortunei</i> 'Emerald n Gold'	Euonymus	13	2 gallon	Full and Matching
<i>Lavandula sp.</i> *	Lavender	15	2 gallon	Full and Matching
<i>Rhododendron</i> 'Purple Splendour'	Rhodie	19	2 gallon	Full and Matching
<i>Mahonia nervosa</i> *	Short Oregon Grape	15	1 gallon	Full and Matching
<i>Polystichum munitum</i> *	Sword Fern	19	1 gallon	Full and Matching
<i>Myrica californica</i> *	Pacific Wax Myrtle	3	2 gallon	Full and Matching

<i>Arctostaphylos uva-ursi</i> *	Kinnikinnik	As req'd	1 gallon	Full and Matching/Plant 30" o.c.
<i>Erica sp.</i> 'Mediterranean Pink'	Heather	As req'd	1 gallon	Full and Matching/Plant 30" o.c.
<i>Bergenia sp.</i> 'Bressingham Ruby'	Elephant Ear	As req'd	1 gallon	Full and Matching/Plant 30" o.c.
<i>Fragaria chiloensis</i> *	Dune Strawberry	As req'd	1 gallon	Full and Matching/Plant 30" o.c.

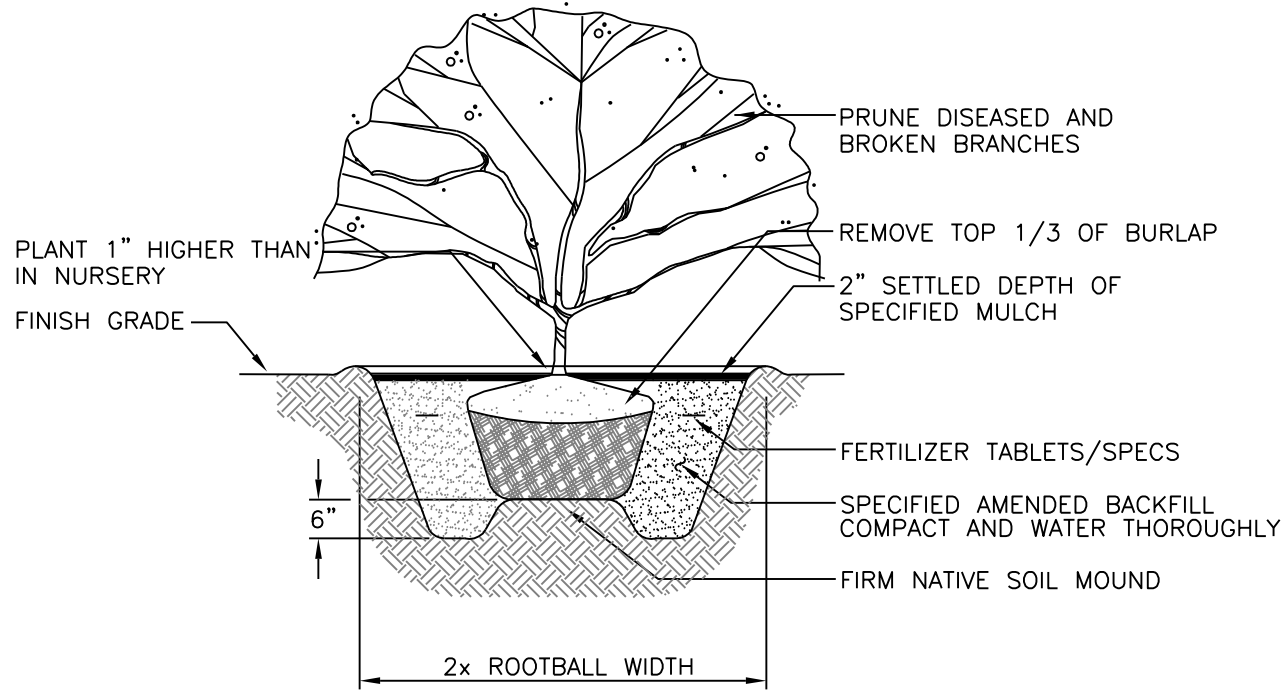
Plant in groups of minimum 15 plants of each species

*Considered drought tolerant in Pacific Northwest once established

<i>Gaultheria shallon</i>	Salal	As req'd	1 gallon	Plant 30" on-center
---------------------------	-------	----------	----------	---------------------

Lawn, shovel cut transition between lawn and landscape beds

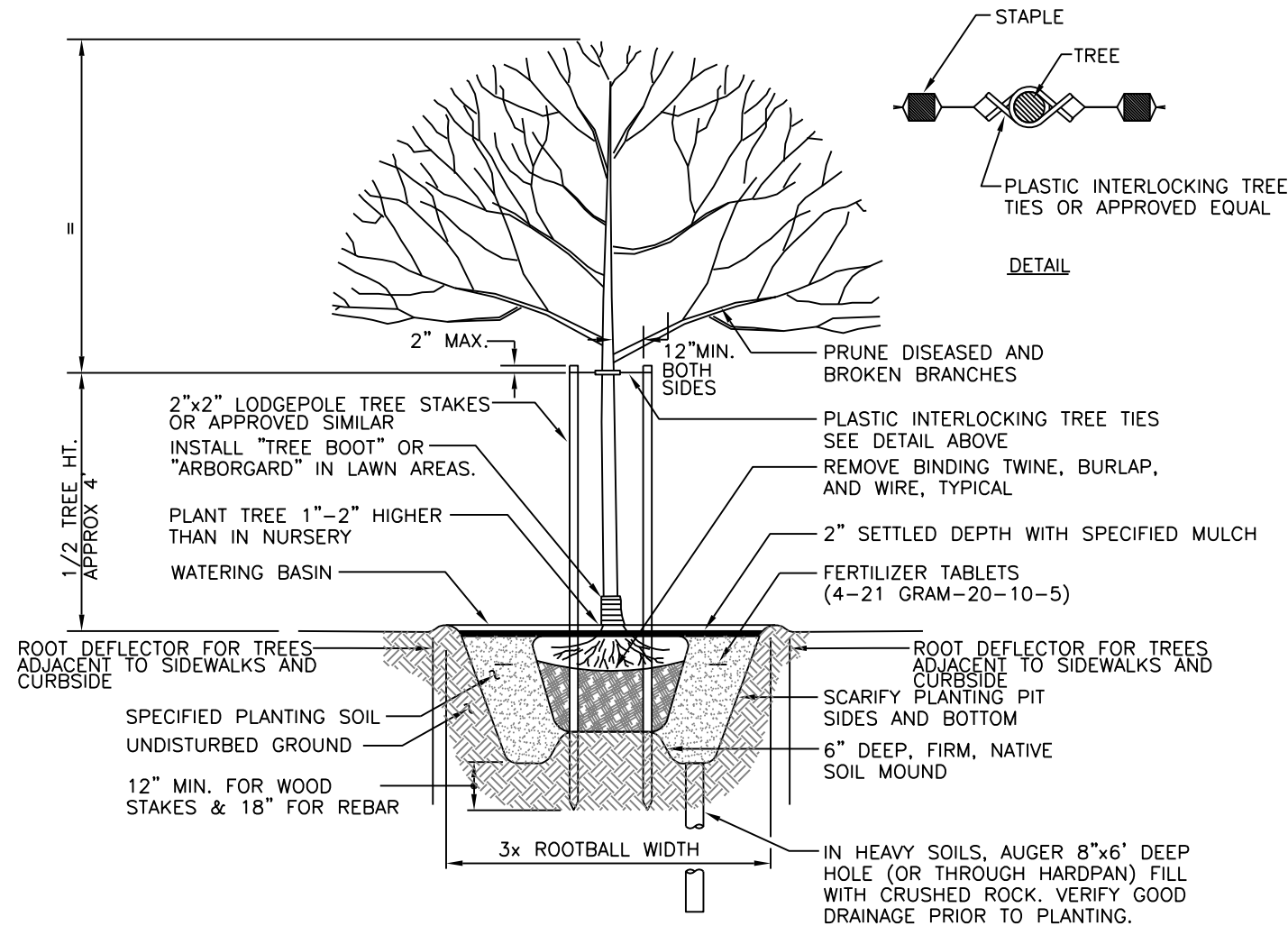
4" depth arborist wood chip mulch. Taper mulch down to base of tree



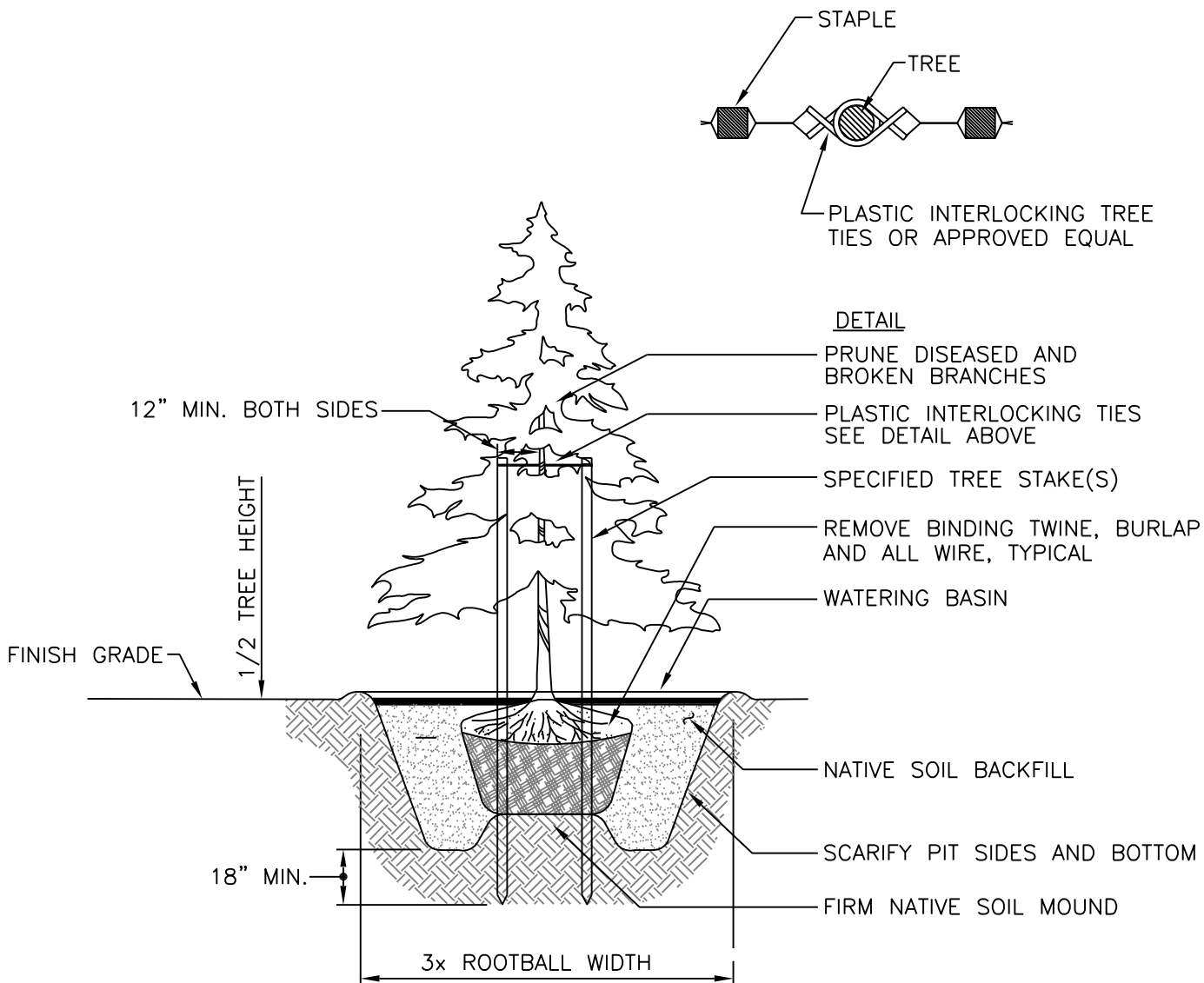
SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES

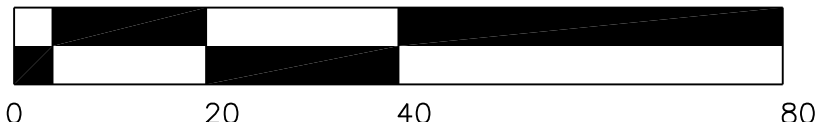
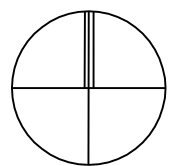
- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555
- CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- SUBGRADE IS TO BE WITHIN 1/10" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- 4" DEPTH NEW TOPSOIL IN NEW BEDS SHOWN. ROTOTILL INTO TOP 6" OF SOIL.
- ALL BEDS TO RECEIVE A MINIMUM OF 2" FINE FIR BARK.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
 - GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TREES LOCATED ON THE PROPOSED LOTS WILL BE IRRIGATED BY FUTURE HOMEOWNERS. LANDSCAPE STRIP PLANT MATERIAL IS CONSIDERED 100% DROUGHT TOLERANT AND SHALL BE PROVIDED TEMPORARY IRRIGATION FOR THE FIRST TWO (2) YEARS.
- HOME BUILDER SHALL BE RESPONSIBLE FOR INSTALLING PROPOSED LOT TREES UPON COMPLETION OF THE PROPOSED HOMES. STREETSCAPE PLANT MATERIAL SHALL BE INSTALLED BY DEVELOPER.
- TREES SHALL BE STAKED WITH 2" DIAMETER LODGEPOLE PINE STAKES, OR APPROVED SIMILAR. REMOVE STAKES AFTER 1 YEAR



DECIDUOUS TREE PLANTING & STAKING DETAIL
NOT TO SCALE



CONIFEROUS TREE PLANTING & STAKING DETAIL
NOT TO SCALE



NORTH 1" = 20'-0" SHEET SIZE 22" x 34

REVISIONS

NO.	DATE	DESCRIPTION
1	07.14.16	REVISED SITE PLAN; ADD'L TREES

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JEFF M. VARLEY
CERTIFICATE No. 774

VARLEY • VARLEY • VARLEY
landscape architect
JEFF VARLEY
12743 NE 170th Lane, Woodinville - Washington 98072
email: varley.jeff@hotmail.com phone: 425-466-9430
www.varleylandscape.com

JOB NUMBER:

DESIGNER: JMV

DRAFTING BY: JMV

DATE: 05.22.16

SCALE: AS SHOWN

JURISDICTION: RENTON

L-2

SHEET 2 of 2

MEMORANDUM

To: Chris Burrus, Harbour Homes, LLC
From: Brad Lincoln, PE
Project: Stinde Development
GTC #16-073
Subject: Traffic Analysis
Date: July 19, 2016



This memorandum summarizes the trip generation calculations for the Stinde Development. The development is located on the east side of Monroe Avenue NE, south of NE 10th Street. The development is proposed to replace two existing single-family residential units with 14 single-family residential units, a net increase of 12 single-family residential units. A site vicinity map is included in Figure 1.

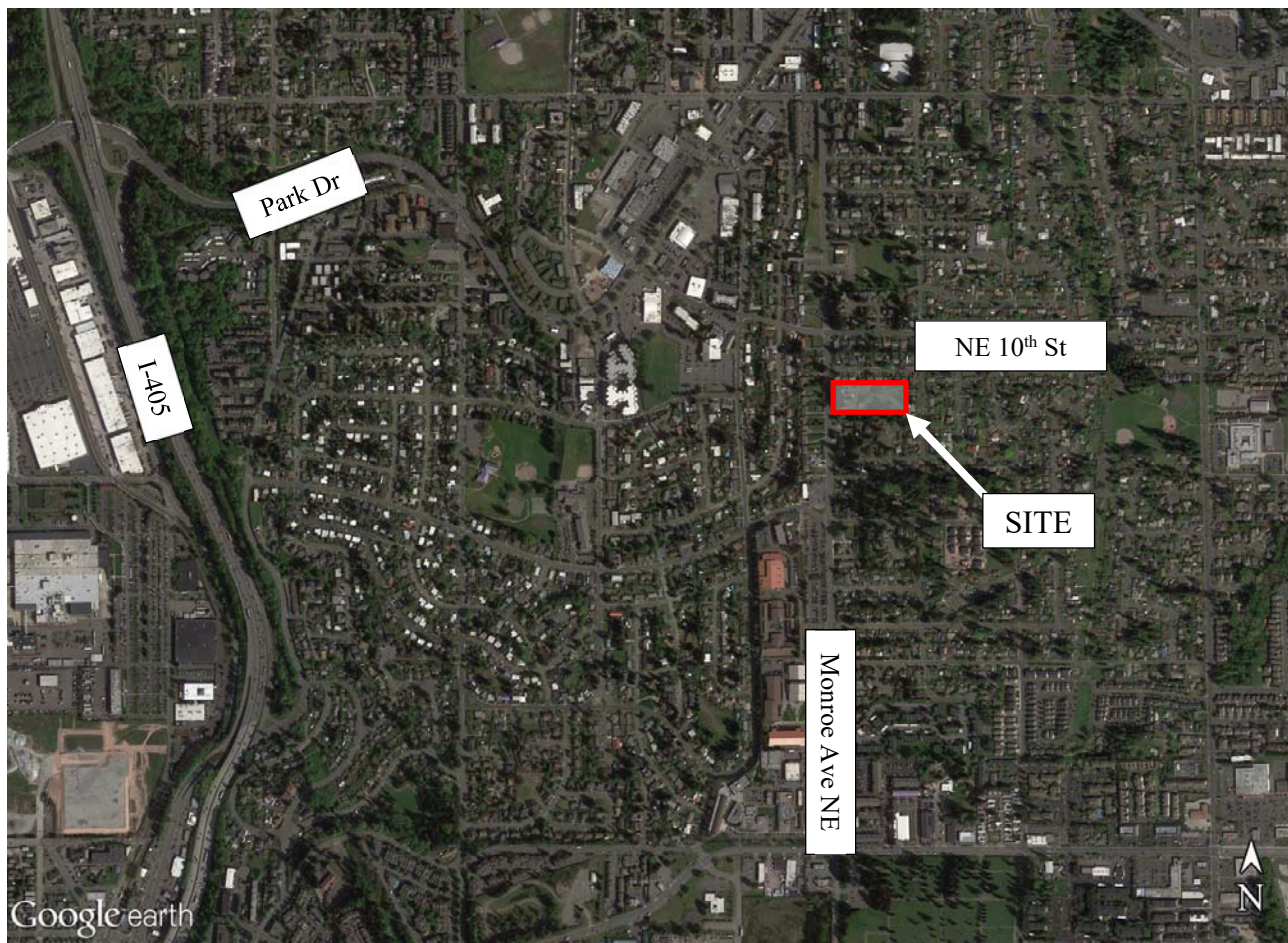


Figure 1: Site Vicinity

ADVISORY NOTES TO APPLICANT

LUA16-000413



Application Date: June 07, 2016
Name: The Pines Preliminary Plat

Site Address: 870 Monroe Ave NE
Renton, WA 98056-3859

PLAN - Planning Review - Land Use

Version 1 |

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 2. 5 feet bicycle lanes along Monroe as per adopted Trails and Bicycle master Plan (Project sheet Page #126) are to be included. Revise street cross section.

Recommendations: Parks Impact fee per Ordinance 5670 applies.

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Recommendations: I have reviewed the application for the The Pines Preliminary Plat at 850 & 870 Monroe Ave NE (APN's) 092305 9116 & 9117) and have the following comments:

EXISTING CONDITIONS

Water Water service is provided by the City of Renton. The project is within the City of Renton's water service area in the Highlands 565 hydraulic zone. There is an existing 10 inch City water main in Monroe Ave NE which can deliver 3,800 gpm. The static water pressure is approximately 75 psi at ground elevation of 390 ft.

Sewer Wastewater service is provided by the City of Renton. There is a 12 inch wastewater main located in Monroe Ave NE and an 8 inch wastewater main located along the east property line of 850 Monroe Ave NE.

Storm The existing properties do not contain stormwater facilities. There is an existing 24 inch stormwater main located in Monroe Ave NE. Based on the City's flow control map, the site falls within the Peak Rate Flow Control Standard area matching Existing Site Conditions and is within the East Lake Washington Drainage Basin.

Transportation The proposed development fronts Monroe Ave NE along the west property lines. Monroe Ave NE is classified as a Minor Arterial Road. Existing right of way (ROW) width is approximately 60 feet.

CODE REQUIREMENTS

WATER

1. The proposed water main improvements as shown on the composite utilities civil plan submitted with the Land Use Application within the site provides a conceptual plan for the water main extension. The development will be required to install a minimum 8 inch water main extension into the development, connecting to the existing 10 inch water main located in Monroe Ave NE.

Staff Comments:

- i. If the dwellings exceed 3,600 square feet, a minimum 10 inch water main extension, or fire sprinklers, will be required.
2. Installation of fire hydrants within 300 feet of each lot is required by Renton Fire Prevention Department. The number and location of new hydrants will be dependent upon the finished square footage of the homes.
3. Each lot shall have a separate meter. The project proposes a 1 inch water service line and meter to each lot, for a total of fourteen (14) new domestic water service lines and meters.
4. The development is subject to applicable water system development charges and meter installation fees based on the size of the water meters.
 - a. Water system development charges for each proposed 1 inch domestic water service is \$3,245.00 per meter or \$45,430.00 for (14) 1 inch meters.
 - b. A redevelopment credit of the water system development charges in the amount of \$3,245.00 will be applied to each of the two (2) existing ¾ inch meters servicing the property(ies) if they are abandoned and capped at the main line or for a total reduction of \$6,490.00 for (2) ¾ inch meters.
 - c. The total water SDC fee is \$38,940.00 for (14) 1 inch meters including a credit of (2) ¾ inch meters. This is payable at construction permit issuance.
5. Water service installation charges for each proposed 1 inch water service is \$2,850.00 per meter. The total water service installation fee is \$39,900.00 for (14) 1 inch meters. This is payable at construction permit issuance.
6. Drop in meter fee is \$460.00 per meter. The total water drop in meter fee is \$6,440.00 for (14) 1 inch meters. This is payable at issuance of the building permit.
7. Additional water system development charges and water meter charges will apply if a landscape irrigation meter is required and is based on the size of the meter.

SEWER

1. The proposed water main improvements as shown on the composite utilities civil plan submitted with the Land Use Application within the site provides a conceptual plan for the sewer main extension. The development will be required to install a minimum 8 inch sewer main extension into the development, connecting to the existing 12 inch sewer main located in Monroe Ave NE.
2. If it does not existing, an easement will be required for the sewer main existing along the east property lines.
3. All existing side sewers will be required to be cut and capped during demolition of the properties. New side sewers shall be installed to serve each individual property.

Matthew Herrera

From: Randy Matheson <randy.matheson@rentonschools.us>
Sent: Friday, August 19, 2016 10:56 AM
To: Sabrina Mirante
Cc: Matthew Herrera
Subject: RE: City of Renton Notice of Application & School Information Request - The Pines Preliminary Plat

Answers in **red** below.

Randy Matheson, Executive Director, Community Relations Renton School District | 300 SW 7th Street, Renton WA 98057 | 425.204.2345 |

randy.matheson@rentonschools.us | www.rentonschools.us |  



From: Sabrina Mirante [<mailto:SMirante@Rentonwa.gov>]
Sent: Thursday, August 18, 2016 12:31 PM
To: Randy Matheson <randy.matheson@rentonschools.us>
Cc: Matthew Herrera <MHerrera@Rentonwa.gov>
Subject: City of Renton Notice of Application & School Information Request - The Pines Preliminary Plat

SCHOOL INFORMATION REQUEST

Subject: The Pines Preliminary Plat
LUA16-000413, ECF, MOD, PP

The City of Renton's Department of Community and Economic Development (CED) has received an application for a preliminary planned urban development located at **870 Monroe Ave NE**.

In order to process this application, CED needs to know which Renton schools would be attended by children living in residences at the location indicated above. Please fill in the appropriate schools on the list below and return this letter to my attention, City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, Washington 98057 or fax to (425) 430-7300, **by August 24, 2016**.

Elementary School: **Highlands Elementary School (No school bus provided; within walking distance)**

Middle School: **Dimmitt Middle School (School bus transportation provided)**

High School: **Renton High School (School bus transportation provided)**

Will the schools you have indicated be able to handle the impact of the additional students estimated to come from the proposed development? Yes **YES** No ____.

Any Comments: _____

Thank you for providing this important information. If you have any questions regarding this project, please contact me at (425) 430-6593.

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE -(DNS)

PROJECT NUMBER: LUA16-000413,ECF,PP,MOD

APPLICANT: Jamie Waltier, Harbour Homes, LLC., 400 N. 34th St., Ste. 300, Seattle, WA 98117

PROJECT NAME: The Pines Preliminary Plat

PROJECT DESCRIPTION: Proposed subdivision of two (2) existing single-family lots into 14 single-family residential lots and three (3) tracts. The project site is located within a Residential-8 (R-8) zoning designation. Proposed lots range in size from 5,001 square feet to 5,201 square feet that result in an overall net density of 7.53 dwelling units per acre. The proposed lots will be accessed from a new public residential access street off Monroe Ave NE.

PROJECT LOCATION: 850 & 870 Monroe Ave NE, Renton, WA 98056

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 16, 2016
Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: **SEPTEMBER 2, 2016**

DATE OF DECISION: **AUGUST 29, 2016**

SIGNATURES:


Gregg Zimmerman, Administrator
Public Works Department

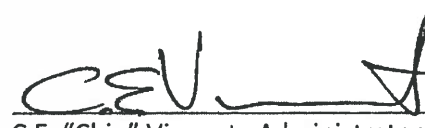
8/29/16
Date


Mark Peterson, Administrator
Fire & Emergency Services

8/29/16
Date


Kelly Beymer, Administrator
Community Services Department

8-29-16
Date


C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

8/29/16
Date

TREE RETENTION WORKSHEET

Planning Division

1055 South Grady Way-Renton, WA 98057

Phone: 425-430-7200 | www.rentonwa.gov

1. **Total** number of trees over 6" diameter¹, or alder or cottonwood trees at least 8" in diameter on project site 57 trees
2. **Deductions:** Certain trees are excluded from the retention calculation:
 - Trees that are dangerous² 17 trees
 - Trees in proposed public streets 15 trees
 - Trees in proposed private access easements/tracts trees
 - Trees in critical areas³ and buffers treesTotal number of **excluded trees**: 32 trees
3. Subtract *line 2* from *line 1*: 25 trees
4. Next, to determine the number of trees that must be **retained**⁴, multiply *line 3* by:
 - 0.3 in zones RC, R-1, R-4, R-6 or R-8
 - 0.2 in all other residential zones
 - 0.1 in all commercial and industrial zones 7.5 trees
5. List the number of 6" in diameter, or alder or cottonwood trees over 8" in diameter that you are proposing⁵ to **retain**⁴: 9 trees
6. Subtract *line 5* from *line 4* for **trees to be replaced**:
(if line 6 is zero or less, stop here. No replacement trees are required) 0 trees
7. Multiply *line 6* by 12" for number of **required replacement inches**: inches
8. Proposed size of trees to meet **additional planting** requirement:
(Minimum 2" caliper trees required) inches per tree
9. Divide *line 7* by *line 8* for number of **replacement trees**⁶:
(If remainder is .5 or greater, round up to the next whole number) trees

¹ Measured at 4.5' above grade.

² A tree certified, in a written report, as dead, terminally diseased, damaged, or otherwise dangerous to persons or property by a licensed landscape architect, or certified arborist, and approved by the City.

³ Critical areas, such as wetlands, streams, floodplains and protected slopes, are defined in RMC 4-3-050.

⁴ Count only those trees to be retained outside of critical areas and buffers.

⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a.

⁶ When the required number of protected trees cannot be retained, replacement trees, with at least a two-inch (2") caliper or an evergreen at least six feet (6') tall, shall be planted. See RMC 4-4-130.H.1.e.(ii) for prohibited types of replacement trees.

From: Chris Burrus <CBurrus@harbourhomes.com>
Sent: Thursday, June 09, 2016 8:49 AM
To: Matthew Herrera
Subject: FW: Stinde Preliminary Plat Hammerhead Variance Request PRE16-000049
Attachments: turnaround.pdf

From: Corey W Thomas [<mailto:CThomas@Rentonwa.gov>]
Sent: Wednesday, April 06, 2016 4:18 PM
To: 'Maher Joudi'
Cc: Jamie Waltier; Chris Burrus; Clark Close
Subject: RE: Stinde Preliminary Plat Hammerhead Variance Request PRE16-000049

Maher,

The fire chief has approved your variance request with the condition that all future homes in the entire plat shall require an approved residential fire sprinkler system. The placement and configuration of the hammerhead turnaround shall be a mutually agreed upon location to be determined by the planning and fire department. The hammerhead shall meet all fire department specifications, see attached above. Contact Clark Close for exact placement of the hammerhead.

Corey Thomas
Fire Plans Reviewer/Inspector III



**City of Renton Fire & Emergency Services Department
COMMUNITY RISK REDUCTION**

Phone: 425-430-7024 Fax: 425-430-7022
Email: cthomas@rentonwa.gov

1055 South Grady Way
Renton, WA 98057-3232

Professionalism • Integrity • Leadership • Accountability • Respect

From: Maher Joudi [<mailto:maher.joudi@drstrong.com>]
Sent: Tuesday, March 22, 2016 18:33
To: Corey W Thomas
Cc: Jamie Waltier; Chris Burrus (CBurrus@harbourhomes.com)
Subject: Stinde Preliminary Plat Hammerhead Variance Request PRE16-000049

Hi Corey,

We are moving forward on this project and per your comments at the pre app, I am emailing a letter requesting allowance of a hammerhead on a dead end road longer than 300'. Please see attached.



Exhibit
23



NOTICE OF PUBLIC MEETING
EVERGREEN PLACE SUBDIVISION:
PRELIMINARY PLAT APPLICATION

PROJECT NAME: Evergreen Place
APPLICANT: Harbour Homes, LLC
PROJECT LOCATION: 850 & 870 Monroe Ave NE, Renton, WA 98056
DATE OF PUBLIC MEETING/TIME: Monday, June 6th from 5:00 to 6:15pm

Dear Resident,

Harbour Homes, LLC ("Harbour Homes") is preparing to submit a Preliminary Plat application to build Evergreen Place, a 14 lot subdivision at 850 and 870 Monroe Ave, Renton, WA 98056. These would be spacious lots, all 5,000 square feet or higher, and would include a tree retention tract and a park at the front of the plat along Monroe Ave NE.

Harbour Homes is a local, private company and has been building single family homes in the Seattle area for over thirty years. You can read more about our company at <https://harbourhomes.com>.

Harbour Homes is excited for this opportunity to build in the neighborhood and is looking for feedback from the community members. To that effect we are hosting a **Community Meeting on Monday, June 6th from 5:00 to 6:15pm at the Renton Highlands Library, 2801 NE 10th St, Renton, WA 98056**. We cordially invite you to join us for a presentation and discussion of our proposed design and project. We welcome your questions and input. Snacks and refreshments will be provided.

The intent of this meeting is to facilitate an informal discussion between Harbour Homes and the neighbors regarding this project. While required by the City of Renton, this meeting is not conducted by the City of Renton and is in addition to any future public hearing or public comment opportunities available under City of Renton development review processes.

We look forward to meeting you and in the meantime, should you have any questions, please feel free to contact myself at (206) 315-8130 or cburrus@harbourhomes.com. Thank you for your consideration and I do hope you will be able to join us on Monday, June 6th.

Thank you,

Chris Burrus
Assistant Project Engineer



M E M O R A N D U M

DATE: September 20, 2016

TO: Matt Herrera, Senior Planner

FROM: Brianne Bannwarth, Development Engineering Manager

SUBJECT: **Traffic Concurrency Test – The Pines;
File No. LUA16-000413**

Proposed subdivision of two (2) existing single-family lots into 14 single-family residential lots and three (3) tracts. The project site is located within a Residential-8 (R-8) zoning designation. Proposed lots range in size from 5,001 square feet to 5,201 square feet that result in an overall net density of 7.65 dwelling units per acre. The proposed lots will be accessed from a new public residential access street off Monroe Ave NE. Two existing single-family homes and their associated improvements will be removed to accommodate the proposed subdivision.

The proposed development would generate approximately 114 net new average weekday daily trips. During the weekday AM peak hour, the project would generate approximately 12 net new trips (3 inbound and 9 outbound). During the weekday PM peak hour, the project would generate approximately 12 net new trips (8 inbound and 4 outbound). The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Traffic Concurrency Test Criteria	Pass
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	

CITY OF RENTON
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION
AFFIDAVIT OF SERVICE BY MAILING

On the 1st day of August, 2016, I deposited in the mails of the United States, a sealed envelope containing **Notice of Application and Acceptance** documents. This information was sent to:

Name	Representing
Agencies	See Attached
Beverly Stinde	Owner
Jamie Walties, Harbour Homes	Applicant
Maher Joudi, DR Strong Consulting	Contact
300' Surrounding Property Owners	See Attached

(Signature of Sender): _____

STATE OF WASHINGTON)

) SS

COUNTY OF KING)

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct, I know or have satisfactory evidence that **Sabrina Mirante** signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 1, 2016

Holly Powers
Notary Public in and for the State of Washington

Notary (Print):
My appointment expires:

Holly Powers
August 29, 2017



Project Name:	The Pines Preliminary Plat
Project Number:	LUA16-000413, ECF, PP, MOD